

Board of Appeals Report

The past year was relatively quiet for the Board of Appeals. Only two cases came to the Board's attention.

Alvarez et al vs. Lamoine Planning Board re: Seal Point Lobster Pound

In January the Board found after many months of hearings and deliberation that the Seal Point Lobster Pound had complied with the conditions agreed to when its Shoreland and Site Plan permits were issued.

Tweedie Trust vs. Lamoine Planning Board

The Board also heard an appeal brought by the James Tweedie Trust, asking that the Planning Board's denial of an after-the-fact Shoreland Zoning Permit be overturned. The case involved replacement and expansion of a cabin located less than 100-feet from the high water mark. Expansion of both building area and volume is limited to 30-percent of the existing building. The Appeals Board found the Planning Board acted correctly in finding that the plans submitted violated the ordinance. The Appeals Board decision was not appealed. The case was remanded to the Planning Board for proper permitting for the cabin which was subsequently moved to the proper setback. The Selectmen, in an enforcement action, levied a fine, which was paid after the cabin was moved.

Membership on the Board of Appeals did not change with the exception of the resignation of Warren Craft who has moved out of town. His seat was filled by Alternate member Griff Fenton. At year's end, the second alternate's position had not been filled.

The Appeals Board meets on an as-needed basis.

Chris Tadema-Wielandt, Chair
Nicholas Pappas

John Wuorinen
Griff Fenton

Jay Fowler
Reggie McDevitt, Alt



Drawing by Cameron King, Grade 8